

CERTIFICATE OF DEDICATION

STATE OF FLORIDA COUNTY OF INDIAN RIVER KNOW ALL MEN BY THESE PRESENTS THAT VILLAGE OAKS 80 REALTY, LLC, FEE SIMPLE OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS BELLA ROSA, BEING IN INDIAN RIVER COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- A. STREETS AND RIGHT-OF-WAYS: 1. THE STREETS (BELLA ROSA DRIVE AND BELLA ROSA LANE) AS SHOWN ON THIS PLAT AS TRACT "B" ARE DEDICATED TO PUBLIC USE AND DRAINAGE TRACTS AND ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BELLA ROSA HOMEOWNERS ASSOCIATION, INC. FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, INDIAN RIVER MOSQUITO CONTROL, AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE THE ROADS AND RIGHTS-OF-WAY IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH ROADS AND RIGHTS-OF-WAY. 2. ALL ROAD RIGHTS-OF-WAY ARE DEDICATED TO INDIAN RIVER COUNTY AS UTILITY EASEMENTS. INDIAN RIVER COUNTY HAS THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN WATER AND SEWER UTILITIES WITH IN SAID RIGHTS OF WAYS. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS AND RIGHTS-OF-WAY. 3. THAT PORTION OF BELLA ROSA LANE WEST OF BELLA ROSA DRIVE AND INCLUDING BELLA ROSA DRIVE SHALL SERVE AS AN INGRESS & EGRESS EASEMENT TO THE WEST OF THIS PLAT.

B. UTILITY EASEMENTS: THE UTILITY EASEMENTS SHOWN (INCLUDING TRACT "B") ARE DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, INCLUDING CABLE TELEVISION SERVICES, IN COMPLIANCE WITH ORDINANCES AND REGULATIONS WHICH MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA. C. DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT TRACTS

- 1. THE DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BELLA ROSA HOMEOWNERS ASSOCIATION, INC. FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE EASEMENTS AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE EASEMENTS. 2. STORMWATER MANAGEMENT TRACTS "A" AND "C" SHOWN HEREON ARE DEDICATED IN PERPETUITY AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF BELLA ROSA HOMEOWNERS ASSOCIATION, INC. FOR CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE TRACTS AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE TRACTS. THE INDIAN RIVER MOSQUITO CONTROL DISTRICT HAS THE RIGHT OF ENTRY UPON THESE TRACTS FOR THE LIMITED PURPOSES OF INSPECTION, PREVENTION OR TREATMENT OF MOSQUITO INFESTATIONS, AS ALLOWED BY LAW. D. LANDSCAPE EASEMENTS

THE MAINTENANCE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BELLA ROSA HOMEOWNERS ASSOCIATION, INC. FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE EASEMENTS AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE EASEMENTS.

- E. LANDSCAPE TRACTS AND LANDSCAPE EASEMENTS TRACTS "E", "F", "G", "H", "I" AND "J" AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BELLA ROSA HOMEOWNERS ASSOCIATION, INC. FOR CONSTRUCTION AND MAINTENANCE OF LANDSCAPE FEATURES. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE TRACTS AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON DRAINAGE FACILITIES LOCATED WITHIN THE TRACTS.

LANDSCAPE EASEMENTS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF BELLA ROSA HOMEOWNERS ASSOCIATION, INC. FOR LANDSCAPE PURPOSES. F. RECREATION TRACTS

TRACT "D" IS DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF BELLA ROSA HOMEOWNERS ASSOCIATION, INC. FOR RECREATIONAL PURPOSES EXCLUSIVELY FOR THE USE AND ENJOYMENT OF THE OWNERS OF LOTS IN THIS PLANNED DEVELOPMENT.

G. NATURAL GAS EASEMENTS THE NATURAL GAS EASEMENTS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF BELLA ROSA HOMEOWNERS ASSOCIATION, INC. FOR THE INSTALLATION AND MAINTENANCE OF NATURAL GAS LINES.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY LOUIS S. WELTMAN, PRESIDENT OF L.W. MANAGEMENT CORP., A FLORIDA CORPORATION, MANAGER OF VILLAGE OAKS 80 REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 17th DAY OF OCTOBER 2007.

BY: Louis S. Weltman, President L.W. Management Corp. WITNESS: Joseph P. Fiorice, Louis S. Weltman, President PRINT NAME: Louis S. Weltman PRINT NAME: Joseph P. Fiorice L.W. MANAGEMENT CORP.

ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA COUNTY OF Palm Beach THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF October 2007, BY LOUIS S. WELTMAN, PRESIDENT OF L.W. MANAGEMENT CORP., A FLORIDA CORPORATION, MANAGER OF VILLAGE OAKS 80 REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED

NOTARY PUBLIC: Steven C. Elkan COMMISSION No.: 10361 EXPIRES: 12/31/2009 PRINT NAME: Steven C. Elkan EXPIRATION DATE: 12/31/2009

NOTICES:

- 1. COVENANT: RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 2219, PAGE 1763, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. 2. NO BUILDING PERMIT WILL BE ISSUED FOR ALL OR ANY PORTION OF THE PROJECT UNLESS AND UNTIL THE APPLICANT OR THE APPLICANT'S SUCCESSOR OBTAINS AN INITIAL AND FINAL CONCURRING CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME WHEN THE APPLICANT OR APPLICANT'S SUCCESSOR CHOOSES TO OBTAIN AND OBTAIN A CONCURRING CERTIFICATE. 3. PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY HOST PLANTS AS SPECIFIED HEREON AND ARE REQUIRED TO REMOVE SAME IF ANY EXISTS: CAT'LEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, ORANGE JASMINE AND CHINESE BOX ORANGE. 4. NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL. 5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 6. ROUTINE MAINTENANCE (E.G. MOWING, ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S) AND NOT INDIAN RIVER COUNTY. 7. LOT CORNERS TO BE SET AT TIME OF TRANSFER OR INDIVIDUAL LOTS, AS SHOWN. 8. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

A PLAT OF BELLA ROSA

A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5, PROCEED SOUTH 89° 45' 58" EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 334.10 FEET; THENCE SOUTH 00° 15' 34" WEST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY (R/W) LINE OF INDIAN RIVER FARMS WATER CONTROL DISTRICT SUB LATERAL A-3 CANAL; THENCE SOUTH 89° 45' 58" EAST ALONG SAID SOUTH R/W LINE A DISTANCE OF 1598.65 FEET; THENCE DEPARTING SAID SOUTH R/W LINE, SOUTH 00° 18' 00" WEST A DISTANCE OF 235.00 FEET; THENCE SOUTH 89° 40' 41" WEST A DISTANCE OF 324.74 FEET; THENCE SOUTH 00° 18' 14" WEST A DISTANCE OF 100.00 FEET; THENCE SOUTH 89° 40' 41" WEST A DISTANCE OF 143.00 FEET; THENCE NORTH 00° 18' 14" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 89° 40' 41" WEST A DISTANCE OF 259.03 FEET; THENCE SOUTH 55° 35' 39" WEST A DISTANCE OF 452.01 FEET; THENCE NORTH 00° 15' 34" EAST A DISTANCE OF 503.81 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 10.318 ACRES, MORE OR LESS.

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A DULY LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON NOVEMBER 17, 2005, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND EACH P.C.P. HAS BEEN SET AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES AND SUBDIVISIONS AND PLATTING CHAPTER 913, INDIAN RIVER COUNTY CODE; THAT THIS PLAT COMPLIES WITH SURVEY REQUIREMENTS OF CHAPTER 177 PART 1 PLATTING AND PART II, FLORIDA STATUTES AND SUBDIVISIONS AND PLATTING CHAPTER 913, INDIAN RIVER COUNTY CODE; THAT TIES TO GOVERNMENT CORNERS CONFORM TO FCCC THIRD ORDER CLASS 1 STANDARDS; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA.

WILLIAM B. ZENTZ, P.L.S., PROFESSIONAL LAND SURVEYOR REGISTRATION NO. 5276, STATE OF FLORIDA WILLIAM B. ZENTZ & ASSOCIATES, INC. - 684 OLD DIXIE HIGHWAY VERO BEACH, FL 32962 (772) 567-7552 LB NO. 6840

COUNTY SURVEYOR'S CERTIFICATE

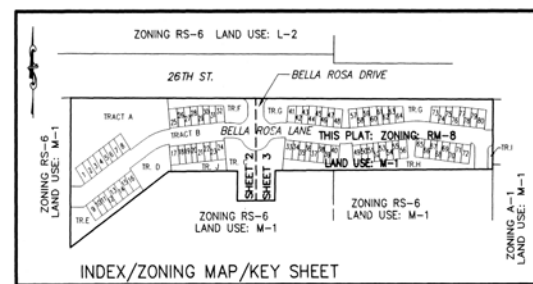
THIS PLAT OF BELLA ROSA HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, FOR CONFORMITY TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

MICHAEL O'BRIEN, INDIAN RIVER COUNTY SURVEYOR AND MAPPER REGISTRATION NO. P.S.M. 6118

CERTIFICATE OF TITLE

STATE OF FLORIDA COUNTY OF INDIAN RIVER I, CAROL MASON ICE, PRESIDENT OF MASON TITLE COMPANY, INC., A FLORIDA CORPORATION, HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE HEREON DESCRIBED PROPERTY, AND I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN VILLAGE OAKS 80 REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES AS AMENDED, AND THAT MORTGAGES LIENS OR OTHER ENCUMBRANCES ARE AS FOLLOWS: MORTGAGE: OFFICIAL RECORDS BOOK 1967, PAGE 2241, FIDELITY FEDERAL BANK AND TRUST. MORTGAGE: OFFICIAL RECORDS BOOK 1858, PAGE 769, SHIVA HOLDINGS, LLC.

CAROL MASON ICE, PRESIDENT MASON TITLE COMPANY, INC., BY: CAROL MASON ICE, PRESIDENT



CLERK TO BOARD OF COUNTY COMMISSIONERS SURVEYOR COUNTY SURVEYOR CLERK OF THE CIRCUIT COURT FIDELITY FEDERAL BANK & TRUST SHIVA HOLDINGS, LLC



PLAT BOOK 23 PAGE 24 DOCKET No. 1885037

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS THIS IS TO CERTIFY THAT ON 9-11-07 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, AND THE UTILITY EASEMENTS AND UPLAND PRESERVES WERE ACCEPTED.

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY APPROVED AS TO FORM AND LEGAL SUFFICIENCY DATE 11/2/07

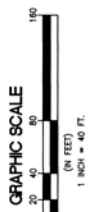
CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR EXAMINED AND APPROVED DATE 11/2/07

CLERK'S CERTIFICATION STATE OF FLORIDA COUNTY OF INDIAN RIVER I, CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF BELLA ROSA, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA.

MORTGAGEE'S CONSENT #1 THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A FIRST MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 1967, PAGE 2241, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

MORTGAGEE'S CONSENT #2 THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A SECOND MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 1858 PAGE 769, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

Table with columns: DATE, REV/SIG, SHEET, and rows for 7/23/07 and 8/30/07.

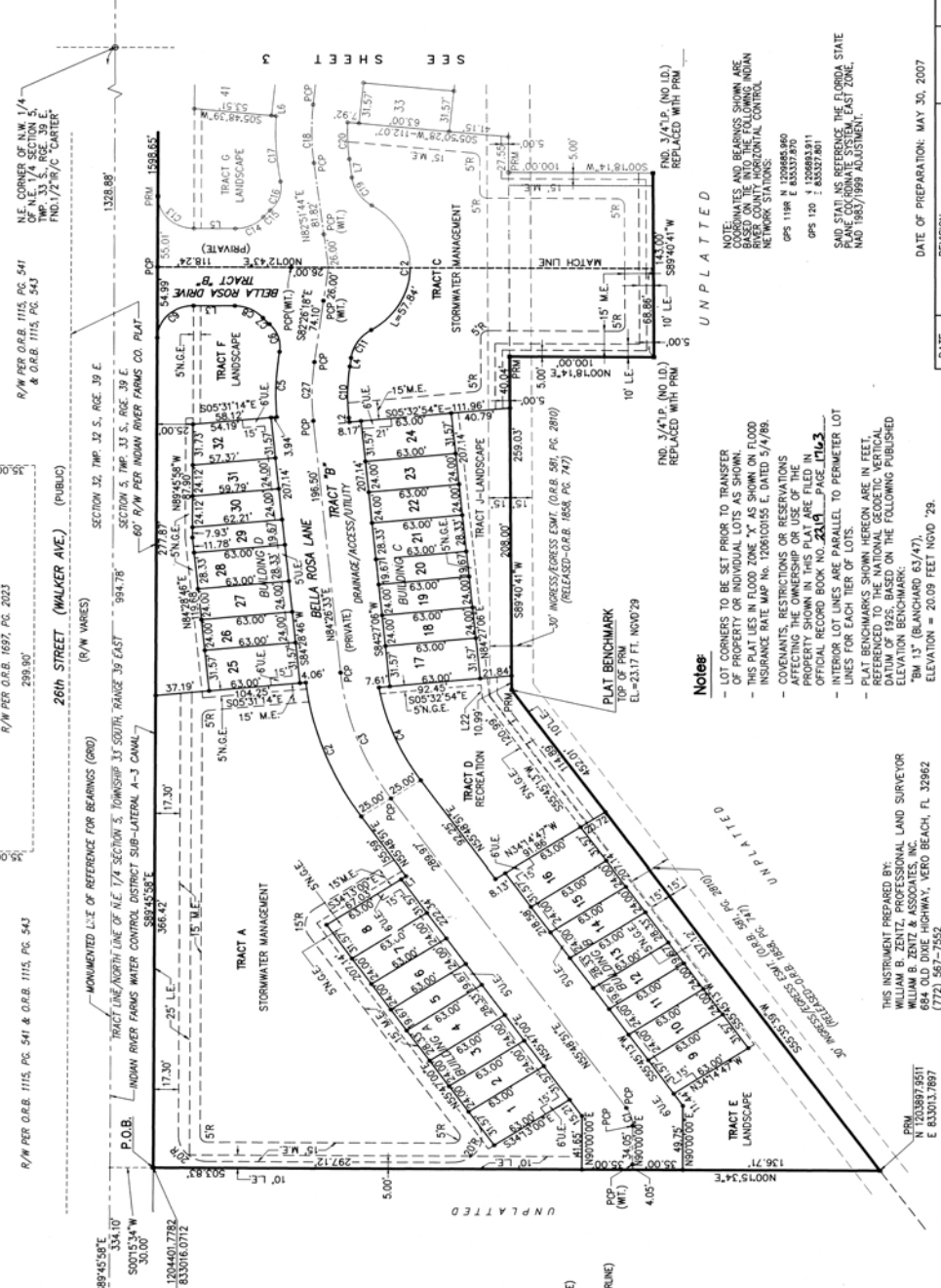


A PLAT OF
BELLA ROSA
A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 33 SOUTH,
RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

CURVE TABLE - SHEET 2

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	25.00'	341.109'	14.92'	14.70'	N72°54'28"E
C2	235.00'	2720.28'	112.14'	111.08'	S89°29'05"W
C3	210.00'	2483.74'	104.83'	103.84'	S70°07'45"W
C4	185.00'	2249.08'	98.47'	97.88'	S67°57'55"W
C5	160.00'	2023.74'	93.08'	92.77'	N87°43'31"W
C6	135.00'	1815.85'	88.59'	88.46'	N71°45'39"E
C7	110.00'	1623.52'	84.81'	84.81'	N56°11'12"E
C8	85.00'	1444.70'	81.65'	81.65'	N41°44'32"E
C9	60.00'	1280.81'	78.95'	78.95'	N28°55'37"E
C10	35.00'	1130.06'	76.59'	76.59'	N18°09'52"W
C11	10.00'	504.719'	26.59'	26.53'	N82°02'39"W
C12	57.00'	11616.35'	115.68'	96.82'	S89°47'17"E
C17	200.00'	1307.08'	45.78'	45.69'	N88°59'52"W

P.O.C.
N.E. CORNER OF N.W. 1/4
OF N.W. 1/4 SECTION 5
(ALSO N.W. CORNER OF
SECTION 5, TWP. 33 S., RGE. 39 E.
FND. 1/2" R/C "CARTER"



LINE TABLE - SHEET 2

LINE	BEARING	LENGTH
L1	N41°13'00"W	4.03'
L2	N84°28'33"E	3.37'
L3	S00°12'43"W	28.65'
L4	S82°26'18"E	2.69'
L22	N84°22'06"E	110.36'

- Legend :**
- N.C.E. - NATURAL GAS EASEMENT
 - M.E. - MAINTENANCE EASEMENT
 - O.R.B. - OFFICIAL RECORDS BOOK
 - * P.M. - PERMANENT REFERENCE MONUMENT
 - IR - IRON ROD
 - M.S. - METAL SIGN
 - TRM - TRIM - LB (6840)
 - * P.M. - PERMANENT CONTROL POINT (CENTERLINE)
 - PK - NAIL WITH BRASS DISK STAMPED
 - * P.M. - PERMANENT CONTROL POINT (CENTERLINE)
 - PK - NAIL WITH BRASS DISK STAMPED
 - * P.M. - PERMANENT CONTROL POINT (CENTERLINE)
 - SET AS WITNESS TO INTERSECTION POINT
 - * WITNESS - PK - WEL-LB (6840)
 - NOV 79 - NATION OF GEODETIC VERTICAL
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - R/C - RAILROAD ROAD WITH CAP
 - A - CENTRAL ANGLE
 - L - ARC LENGTH
 - C - CHORD BEARING
 - P.B. - PLAT BOOK
 - PG - PAGE
 - IR - IRON ROD
 - IR - IRON ROD
 - L.P. - IRON PIPE MONUMENT
 - P.C. - POINT OF CURVATURE
 - P.T. - POINT OF TANGENCY
 - U.E. - UTILITY EASEMENT
 - LE - LANDSCAPE EASEMENT
 - R/W - RIGHT-OF-WAY
 - ** - LOT CORNER
 - TWP - TOWNSHIP
 - RGL - RANGE

Notes:

- LOT CORNERS TO BE SET PRIOR TO TRANSFER OF PROPERTY OR INDIVIDUAL LOTS AS SHOWN.
- THIS PLAT LIES IN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 120600558 E. DATED 3/4/98.
- COVENANTS, RESTRICTIONS OR RESERVATIONS REFERENCED TO THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK NO. 2319, PAGE 1763.
- INTERIOR LOT LINES ARE PARALLEL TO PERMETER LOT LINES FOR EACH TIER OF LOTS.
- PLAT BENCHMARKS SHOWN HEREON ARE IN FEET. REFERENCED TO THE NATIONAL GEODETIC VERTICAL ELEVATION BENCHMARK: "BM 13" (BLANCHARD 63/47). ELEVATION = 20.09 FEET NOV 79.

THIS INSTRUMENT PREPARED BY:
WILLIAM B. ZENTZ, PROFESSIONAL LAND SURVEYOR
WILLIAM B. ZENTZ & ASSOCIATES, INC.
684 OLD DINE HIGHWAY, VERO BEACH, FL 32962
(772) 567-7552

DATE	REVISION	SHEET
7/23/07	IR.C. COMMENTS #1	2 OF 3
8/30/07	ADD ITEM A.3 TO DEEDS-SHT. 1 PER I.R.C.	
11/27/07	ADD U.E.'S IN LOTS	

DATE OF PREPARATION: MAY 30, 2007

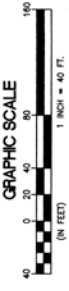
SD STATNS REFERENCE THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983/1989 ADJUSTMENT.

NOTE: LINES AND BEARINGS SHOWN ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983/1989 ADJUSTMENT.
GPS 119R & 433337870
GPS 120 & 4320883911
GPS 120 & 83337801

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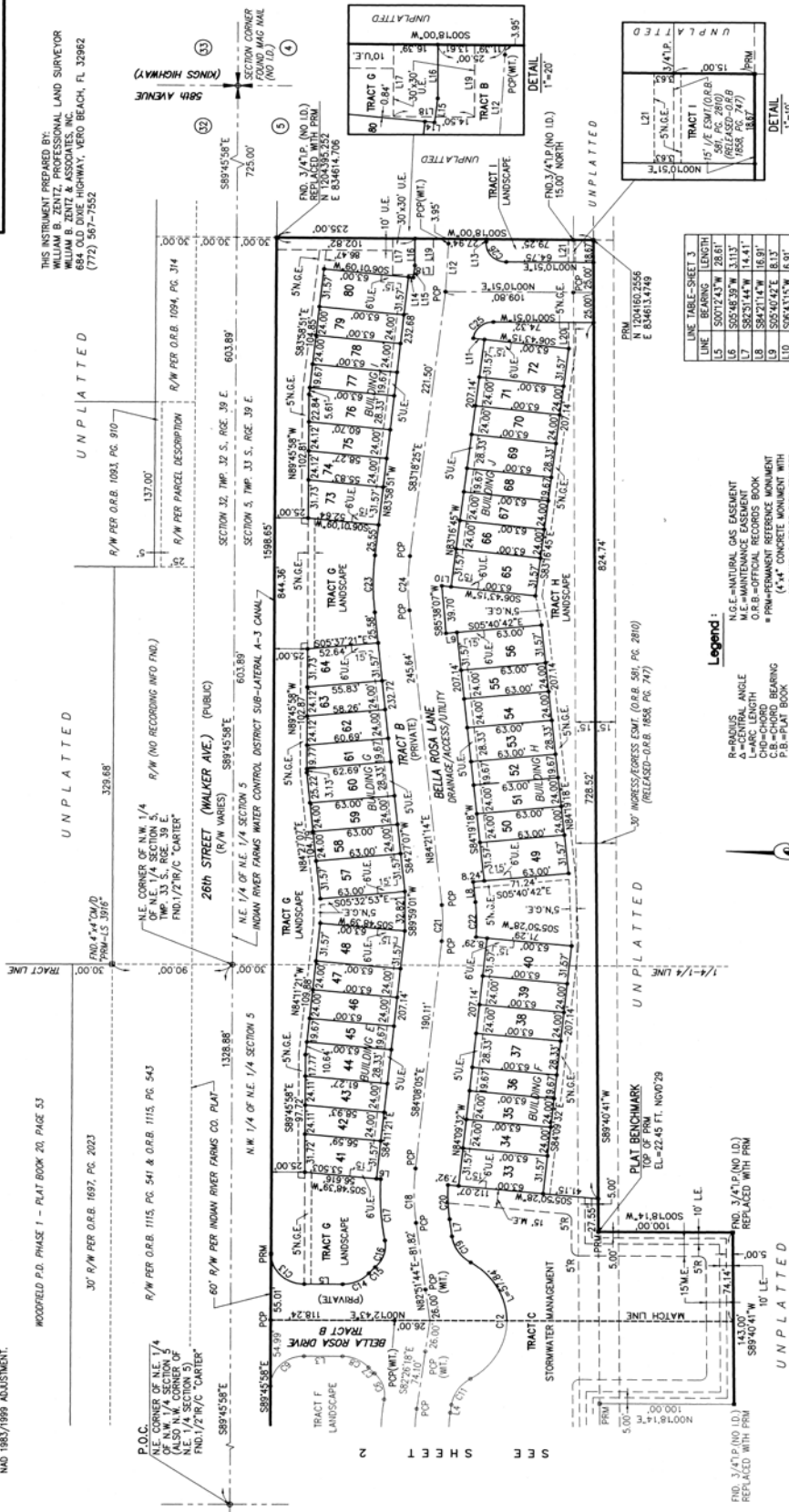


THIS INSTRUMENT PREPARED BY:
WILLIAM B. ZENTZ, PROFESSIONAL LAND SURVEYOR
WILLIAM B. ZENTZ & ASSOCIATES, INC.
684 OLD DINE HIGHWAY, VERO BEACH, FL 32982
(772) 567-7552

BELLA ROSA
A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 33 SOUTH,
RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

NOTE: COORDINATES AND BEARINGS SHOWN ARE
BASED ON THE NAD 83 HORIZONTAL CONTROL
NETWORK STATIONS:
GPS 119R N 1206653.80
GPS 120 E 833372.801
SAID STATIONS REFERENCE THE FLORIDA STATE
PLANE COORDINATE SYSTEM, EAST ZONE,
NAD 1983/1989 ADJUSTMENT.

WOODFIELD P.D. PHASE 1 - PLAT BOOK 20, PAGE 53



CURVE TABLE - SHEET 3

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	57.00	118.76	35	115.68	96.82
C2	25.00	80.01	17	39.28	35.36
C3	45.00	90.27	22	42.49	38.93
C4	65.00	100.53	27	45.70	42.50
C5	85.00	110.79	32	48.91	46.07
C6	105.00	121.05	37	52.12	49.64
C7	125.00	131.31	42	55.33	53.21
C8	145.00	141.57	47	58.54	56.78
C9	165.00	151.83	52	61.75	60.35
C10	185.00	162.09	57	64.96	63.92
C11	205.00	172.35	62	68.17	67.49
C12	225.00	182.61	67	71.38	71.06
C13	245.00	192.87	72	74.59	74.63
C14	265.00	203.13	77	77.80	78.20
C15	285.00	213.39	82	81.01	81.77
C16	305.00	223.65	87	84.22	85.34
C17	325.00	233.91	92	87.43	88.91
C18	345.00	244.17	97	90.64	92.48
C19	365.00	254.43	102	93.85	96.05
C20	385.00	264.69	107	97.06	99.62
C21	405.00	274.95	112	100.27	103.19
C22	425.00	285.21	117	103.48	106.76
C23	445.00	295.47	122	106.69	110.33
C24	465.00	305.73	127	109.90	113.90
C25	485.00	315.99	132	113.11	117.47
C26	505.00	326.25	137	116.32	121.04
C27	525.00	336.51	142	119.53	124.61
C28	545.00	346.77	147	122.74	128.18

LINE TABLE - SHEET 3

LINE	BEARING	LENGTH
L1	S007°45'W	28.81
L2	S59°49'39"W	13.17
L3	S84°21'14"W	18.91
L4	S04°42'42"E	8.13
L5	S08°43'15"W	8.91
L6	S08°43'15"W	8.91
L7	S86°34'37"E	43.95
L8	S08°18'25"W	2.15
L9	S08°18'25"W	3.55
L10	N00°00'00"E	10.07
L11	N00°00'00"E	22.37
L12	S00°00'00"E	30.00
L13	N00°00'00"E	30.00
L14	S89°40'41"W	72.14
L15	S88°47'41"W	118.31

Legend:
 B=BOUNDARY
 C=CENTRAL ANGLE
 L=ARC LENGTH
 C-B=CHORD BEARING
 P.B.=PLAT BOOK
 P=PAVE
 E=EL-ELEVATION
 L=LANDSCAPE
 I=IRON ROD
 L.P.=IRON PIPE
 C.M.=CONCRETE MONUMENT
 P.M.=PERMANENT MONUMENT
 P.T.=POINT OF TANGENCY
 U.E.=UTILITY EASEMENT
 N.O.=NATURAL GAS EASEMENT
 E.M.=EASEMENT
 R/W=RIGHT-OF-WAY
 * = LOT CORNER
 /E=INGRESS/EGRESS

Note:
 - LOT CORNERS TO BE SET PRIOR TO TRANSFER
 OF THE PROPERTY OR INDIVIDUAL LOTS AS SHOWN
 ON THIS PLAT. THE PROPERTY OWNER SHALL MAINTAIN
 INSURANCE RATE MAP NO. 120612055 E DATED 5/4/98.
 - COVENANTS, RESTRICTIONS OR RESERVATIONS
 AFFECTING THE OWNERSHIP OR USE OF THE
 PROPERTY SHOWN IN THIS PLAT ARE FILED IN
 OFFICIAL RECORD BOOK NO. 23,194, PAGE 176-3.
 - INTERIOR LOT LINES ARE PARALLEL TO PERMETER LOT
 LINES FOR EACH TIER OF LOTS.
 - PLAT BENCHMARKS SHOWN HEREON ARE IN FEET
 ELEVATION. BENCHMARK: BM 13 (BLANCHARD 63/47).
 ELEVATION = 20.09 FEET NGVD 29.

Legend:
 B=BOUNDARY
 C=CENTRAL ANGLE
 L=ARC LENGTH
 C-B=CHORD BEARING
 P.B.=PLAT BOOK
 P=PAVE
 E=EL-ELEVATION
 L=LANDSCAPE
 I=IRON ROD
 L.P.=IRON PIPE
 C.M.=CONCRETE MONUMENT
 P.M.=PERMANENT MONUMENT
 P.T.=POINT OF TANGENCY
 U.E.=UTILITY EASEMENT
 N.O.=NATURAL GAS EASEMENT
 E.M.=EASEMENT
 R/W=RIGHT-OF-WAY
 * = LOT CORNER
 /E=INGRESS/EGRESS

Note:
 - LOT CORNERS TO BE SET PRIOR TO TRANSFER
 OF THE PROPERTY OR INDIVIDUAL LOTS AS SHOWN
 ON THIS PLAT. THE PROPERTY OWNER SHALL MAINTAIN
 INSURANCE RATE MAP NO. 120612055 E DATED 5/4/98.
 - COVENANTS, RESTRICTIONS OR RESERVATIONS
 AFFECTING THE OWNERSHIP OR USE OF THE
 PROPERTY SHOWN IN THIS PLAT ARE FILED IN
 OFFICIAL RECORD BOOK NO. 23,194, PAGE 176-3.
 - INTERIOR LOT LINES ARE PARALLEL TO PERMETER LOT
 LINES FOR EACH TIER OF LOTS.
 - PLAT BENCHMARKS SHOWN HEREON ARE IN FEET
 ELEVATION. BENCHMARK: BM 13 (BLANCHARD 63/47).
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